



City of Granite City

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Plan Commission Minutes April 5, 2012

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, April 5, 2012, at 7:00 PM.

PLEDGE and SWEAR-IN/COMMENTS

The Pledge of Allegiance was recited and those present in the audience were sworn in. Following the welcoming remarks, the Chair said the Plan Commission is a recommending body to the City Council and the Council will make the final determination of the Petitions at the regularly scheduled meeting on April 17, 2012.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Mark Davis, Jack Taylor, Frank Greathouse, Jim Smith and Michael Spanberger. Excused absences: Don Luddeke, Mary Jo Akeman, Peggy Cunningham and Shirley Howard. Also present were: Aldermen Dan McDowell and Zoning Administrator Steve Willaredt.

MINUTES & AGENDA

A Motion to approve the Minutes from the previous meeting (March 1, 2012) and this evening's Agenda was made by Jack Taylor and seconded by Mark Davis. Voice vote. All ayes.

COUNCIL REPORT

Alderman Dan McDowell reported: (1) the Economy Inn's Petition for continued use as a Motel, under new management, located in a M-4 Planned Unit Development District was approved by the City Council and (2) the Shapiro Brothers issue for the fencing and screening requirement was tabled (due to Plan Commission's 90 day Continuance.)

PETITIONER I - Robert and Melinda Gerber
2723 E. 24th Street

The Chair introduced the first petition, a request for continued use as a distributor, caterer and carry out food service in a District Zoned R-3.

Melinda Gerber introduced herself and her husband, stating they are Granite City residents and their home address is 2525 at Delmar Avenue. Their proposal is to purchase the business known as Quality Foods from Bob and Brenda Holmes and desire the Plan Commission approve the Special Use request to continue the food service business. Discussion followed. The Petitioner the business will not change, it will continue to be a call-in and carry-out food service.

The Chair called for anyone in the audience, either for or against, the request. No one came forth. The following Requirements & Conditions checklist was completed by the Chairman:

- a. Proposed Use: Distributor, Catering & Carry Out Food Service
- b. Hours of Operation limited to: 6:00AM to 5:PM.
- c. Days of operation: Monday thru Friday, Saturday and Sunday as needed for catering

- d. Signage limited to: must comply with Sign Ordinance
- e). Screening required: Yes. Dumpster must be fenced and screened
- f). Additional parking required: No
- g). Any additional exterior lighting permitted: No
- h). Is there a need to address storm water run-off? No
- i). Does permit expire with change of ownership and/or use? Yes
- j). Is re-application necessary to intensify use? Yes
- k). Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- l). Additional requirements: None

The Chair reminded the Petitioners that, if, in the future, they wish to have sit down, restaurant type, food service, they will be required to come before the Plan Commission for approval.

MOTION by Jack Taylor and seconded by Frank Greathouse to approve the Special and Non-conforming Use Permit and allow new ownership continued use of the establishment as a Distributor, Caterer and Carry Out Food Service business with the above listed requirements and conditions (items: a thru l). Roll Call vote. All ayes. Motion carried by unanimous consent.

PETITIONER II: Jeff Iwaszkowiec, Acquisition Specialist
Collective Solutions
2901 Nameoki Road

The Chair introduced the Petitioner and stated the Petition request is to intensify the existing cell tower located on St. John United Church of Christ property.

Jeff Iwaszkowiec introduced himself and his associate, Mr. Russ Bean. Their business address is 1736 Westpark Center Drive, Suite 201, St. Louis, Missouri 63026. Mr. Iwaszkowiec stated they are consultants for US Cellular and have determined this tower suits their needs; however, there is no space in the existing canister.

Their proposal is to add more antennas to the outside, below the existing canisters on the pole (see attachment A, available upon request) and then camouflage that with a canister around the new antennas. The pole itself will not go higher, the tower height will remain the same; the only change will be the additional canister.

Mr. Iwaszkowiec reported a structural analysis was performed; it was determined Collective Solutions will likely be the last carrier that will use that canister because of the (religious) cross on the pole. To add canisters below the cross will likely cause issues of beaming into the Church.

The Chair called for additional questions or concerns. None voiced.

MOTION to approve the intensification of the telecommunication tower was made by Mark Davis and seconded by Jack Taylor. Roll Call Vote. 5 ayes. 1 abstain. Motion carried.

REVIEW: Business Practice
Speedy's New & Used Tires
Alexis Arosemena

Steve Willaredt (Inspection, Building & Zoning Administrator) reported Speedy's Tires has vacated the premises in what appeared to be sometime in the middle of the night, leaving behind a mess for the owner. Mr. Willaredt reported the business license issued to Alexis Arosemena will be terminated.

NEW BUSINESS – None voiced.

UNFINISHED BUSINESS

a). Article 5 – Section 5-700. The Zoning Administrator reported the City Attorney, Brian Konzen, and the Assistant City Attorney, Laura Andrews are scheduled to meet the week of April 9th, to discuss Junk, Scrap and Salvage definitions and limitations.

b). Architectural Design & Appearance Standards, Shiloh, Illinois. The Zoning Administrator reported Jon Ferry (Economic Development Director) is on leave of absence (becoming a new father) therefore, the proposed addition to Zoning Ordinance #3818 is tabled until the next meeting.

No further business.

Motion to Adjourn by Frank Greathouse and seconded by Jim Smith. Voice vote. Motion carried.

Respectfully submitted.

Barbara Hawkins

Secretary, Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: April 5, 2012

PETITIONER: Robert & Melinda Gerber
Quality Foods
2723 E. 24th Street

MOTION by Jack Taylor and seconded by Frank Greathouse, to approve the Petitioner's Special and Non-conforming Use Permit and allow the new owners to continue with a catering and carry out food service business in a district Zoned R-3 with the following requirements and conditions:

- a. Proposed Use: Distributor, Catering & Carry Out Food Service
- b. Hours of Operation limited to: 6:00AM to 5:PM.
- c. Days of operation: Monday thru Friday, Saturday and Sunday as needed for catering
- d. Signage limited to: must comply with Sign Ordinance
- e. Screening required: Yes. Dumpster must be fenced and screened
- f. Additional parking required: No
- g. Any additional exterior lighting permitted: No
- h). Is there a need to address storm water run-off? No
- i). Does permit expire with change of ownership and/or use? Yes
- j). Is re-application necessary to intensify use? Yes
- k). Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- l). Additional requirements: None

ROLL CALL VOTE:

John Janek	Yes	Mark Davis	Yes
Jack Taylor	Yes	Frank Greathouse	Yes
Jim Smith	Yes	Mike Spanberger	Yes

All ayes. Motion carried by unanimous consent.

PETITIONER: Jeff Iwaszkowicz, Acquisition Specialist
for US Cellular
2901 Nameoki Road, aka: St. John United Church of Christ

MOTION by Mark Davis and seconded by Jack Taylor to approve the intensification of the existing telecommunications tower and allow an additional antenna and canister to the tower in a District Zoned C-6, Planned Unit Development.

ROLL CALL VOTE:

John Janek	Yes	Mark Davis	Yes
Jack Taylor	Yes	Frank Greathouse	Yes
Jim Smith	Abstain	Mike Spanberger	Yes

5 ayes. 1 Abstain. Motion carried